



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**272, 99 Arbour Lake Road NW
Calgary, Alberta**

MLS # A2243532



\$140,000

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,160 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	-
Foundation:	Piling(s)	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	-		

Inclusions: Wheel Chair Lift

2 Bedrooms, One Bathroom, Plus a heated insulated Sun Room, 5 pc bathroom with door to master bedroom and comes with a separate shower. Comes with Stove, Fridge, Microwave in kitchen. Large Living Room comes with a Gas Fireplace, Laundry Room off hall, Shingles were replaced about 5 years ago. Comes with upgraded blinds and all window coverings. Laminate flooring Newer windows. Covered Carport, Shed (8 x 8) at the rear. Furnace is 5 years old. Good size private yard. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$855 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail. Realtor lives in the Park so easy to show